

1 Minutes of the Centerville **City Council** meeting held Wednesday, November 6, 2013 at 7:03  
2 p.m. in the Centerville City Hall Council Chambers, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Ronald G. Russell

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8 Council Members Ken S. Averett  
9 John T. Higginson  
10 Sherri Lyn Lindstrom  
11 Lawrence Wright

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13 **MEMBER ABSENT** Justin Y. Allen

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15 **STAFF PRESENT** Steve Thacker, City Manager  
16 Blaine Lutz, Finance Director/Assistant City Manager  
17 Randy Randall, Public Works Director  
18 Lisa Romney, City Attorney  
19 Katie Rust, Recording Secretary

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21 **VISITORS** Interested citizens (see attached sign-in sheet)

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23 **PLEDGE OF ALLEGIANCE**

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25 **PRAYER OR THOUGHT** Blaine Lutz, Finance Director/Assistant City Manager

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27 **OPEN SESSION**

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29 No one wished to comment.

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31 **MINUTES REVIEW AND APPROVAL**

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33 The minutes of the Tuesday, October 15, 2013 Council meeting were reviewed.  
34 Councilwoman Lindstrom made a **motion** to approve the minutes. Councilman Higginson  
35 seconded the motion, which passed by unanimous vote (4-0).

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37 **CHASE LANE PUMP STATION**

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39 Steve Thacker, City Manager, explained the differences between the budgeted and  
40 estimated costs of the Chase Lane Pump Station project. The total estimated cost of the project  
41 is more than the total budgeted cost. Randy Randall, Public Works Director, explained the  
42 reasons for increased cost of the pump building and generator. The well has turned out to  
43 produce more than expected, which will require a more expensive generator than originally  
44 planned. The Chase Lane pump station generator will be powered by natural gas, with the  
45 option to use propane if necessary. The station will be able to pump water both north and south  
46 in emergency situations. A seismic analysis was included in the building design process.

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48 Councilman Averett asked how many bids were received for the project. Mr. Randall  
49 explained the bid process for the generator, the electrical work, and the building construction.  
50 Councilman Averett asked if staff goes back to suppliers to renegotiate when a project is over  
51 budget. Mr. Randall responded that the latest total cost estimate for the projects funded by the  
52 Water Revenue Bonds is still close to the total amount budgeted. Regarding the bid for pump

1 station construction, Mr. Randall said it would be possible to remove features or items from the  
2 bid to lower the cost, but he feels the current bid will provide the desired results. Councilman  
3 Averett expressed a desire to push back on vendors when projects are over budget. Mr.  
4 Randall explained that government entities have different restrictions and requirements with the  
5 bid process than private entities. Each of the Planning Commission's concerns regarding the  
6 building have been addressed, and Mr. Randall feels the pump station will be an attractive,  
7 lasting part of the community. Councilman Higginson asked if purchase of the generator could  
8 be postponed. Mr. Randall responded that the generator will need to be in place as the  
9 connections are placed and installed in the construction process. Mr. Thacker also explained  
10 that the pump station construction bid is within the latest Engineer's Estimate, even though the  
11 pump station project cost will exceed the budget for this specific project as established for the  
12 bond issue in 2012. In other words, the changes in design of the pump station – as explained  
13 by Mr. Randall – account for the higher cost. The well's capacity will be about 25% higher than  
14 originally anticipated, requiring larger pumps and generator.  
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16 Councilwoman Lindstrom made a **motion** to award the bid to Alder Electric in the  
17 amount of \$64,810 for electrical work; award the bid to Burton Morgan Construction in the  
18 amount of \$187,272 for construction of the facility; and award the bid to Precision Power in the  
19 amount of \$92,840 for a backup generator. Councilman Higginson seconded the motion, which  
20 passed by unanimous vote (4-0).  
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### **STABILITY ANALYSIS FOR “V” ON MOUNTAIN**

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24 City Manager Thacker reported on the stability analysis recently conducted on the “V”  
25 and surrounding hillside. The report prepared by Hiram Alba, the Principal Engineer of  
26 GeoStrata who donated his professional services, states: “Based on our results we conclude  
27 that the V is stable under current loading and seismic conditions. We recommend that some  
28 stabilization be completed to repair the existing undermining and to prevent further erosion.”  
29 This conclusion means the cost of repair/rehab should not be as high as anticipated earlier.  
30 Kevin Campbell, City Engineer, has agreed to volunteer his professional services to design the  
31 repairs to the V, and Randy Randall, Public Works Director, will evaluate what kind of work  
32 should be done in the vicinity of the V to redirect water away from the structure. Bryce Trump  
33 and his son, Ryan, will work with other parties, such as the Viewmont Alumni Association, to  
34 fund the repairs. Mr. Trump suggested it will be a good experience for students to be involved  
35 in the project next spring. Lisa Romney, City Attorney, pointed out that the license or lease  
36 agreement will most likely be with Davis School District rather than Viewmont High School.  
37 Councilman Wright suggested that maintenance become part of student tradition involving the  
38 V. Mr. Trump stated it is his intention to help the students put a maintenance plan in place.  
39 Councilwoman Lindstrom commended Bryce and Ryan Trump for their desire and willingness to  
40 continue pursuing the project despite difficulties that have arisen.  
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### **MAYOR'S REPORT**

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44 Mayor Russell expressed his thanks and commendation to all those who ran for public  
45 office. He appreciates the difficulties involved, and is grateful to live in a country where citizens  
46 can express different points of view. He is confident that everyone involved has the best  
47 interests of the citizens in mind.  
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### **CITY MANAGER'S REPORT**

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- 51 • A review of the street light situation in the City is a priority assigned to staff by the  
52 Council earlier in the year. As part of the Parrish Lane Gateway Guidelines,

1 developers have been required to install expensive pedestrian street lighting. Steve  
2 Thacker, City Manager, expressed staff's recommendation to abandon the intent to  
3 require the pedestrian lights along Parrish Lane and vicinity except in a few places to  
4 complete what has already been started: along Marketplace Drive; along the north  
5 side of Parrish Lane; and along parts of 400 West to complete the corridor to the  
6 Performing Arts Center. The lighting that has been required is expensive to install  
7 and replace. Councilman Averett commented that Parrish Lane looks nice, and the  
8 lights have added to the appearance. He asked what the proposed alternative is, the  
9 cost benefit of the change, and the difference in maintenance costs between the new  
10 proposed lighting option and the current requirement. Councilman Wright  
11 emphasized the need to be mindful of cost. Mr. Thacker will convey the concerns  
12 expressed to the Community Development Director for Planning Commission  
13 consideration.

- 14 • The City received nine or ten applications for the position of Whitaker Museum  
15 Director. The Museum Board will review the applications, conduct interviews, and  
16 recommend their choice for Museum Director. The City Manager will conduct a final  
17 interview with the applicant selected by the Board.
- 18 • Mr. Thacker presented a possible configuration of parking and wetland for the  
19 planned Community Park expansion. An open house regarding the park expansion  
20 will be held prior to the regular Council meeting on November 19<sup>th</sup> at 5:30 p.m.
- 21 • A Letter of Intent requesting a pedestrian walkway to the west side of the City as a  
22 potential project for the State Transportation Improvement Program has been sent.
- 23 • City Manager Thacker reported that most of the right-of-way for the Parrish  
24 Lane/Main Street project has been purchased. Staff has been moving the project  
25 forward based on direction from the City Council. Mr. Thacker stated he was  
26 recently contacted by an attorney for one of the property owners, who expressed the  
27 opinion that pursuing negotiations prior to the election gave the appearance that staff  
28 was rushing the purchase of land to prevent a different outcome after the election.  
29 Mr. Thacker chose to back-off until after the election occurred. However, he stated  
30 that UDOT is anxious to proceed and will be seeking direction to move forward with  
31 the project, with legal action if necessary. Mr. Thacker is hopeful that property  
32 owners will be willing to complete the negotiations and avoid court action.

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34 The City Manager acknowledged that new Council members have been elected, and  
35 that the new Council may make a different decision regarding the project in January.  
36 He cautioned the newly elected officials, as well as those who will continue on the  
37 Council, that approximately \$400,000 has been invested in the project for which  
38 Centerville would be responsible if the project were cancelled. Councilman Wright  
39 commented that scaling-back the project to a portion of the proposed work has been  
40 an option. Councilman Wright feels there may be a different sentiment with the new  
41 Council and suggested deferring further discussion until the new Council is in place.  
42 Mr. Thacker responded that reducing the scope of the project was an option given by  
43 UDOT a year ago, but UDOT may not still consider that option acceptable. Mr.  
44 Thacker expressed two concerns regarding the timing of the project: projects bid  
45 earlier in the season receive lower bids; the more the project is delayed, the later the  
46 construction will go into the summer, which could cause difficulties for the City's July  
47 festivities.

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49 Councilman Wright stated he is in favor of scaling back the project, and he believes  
50 Councilman Averett and one newly elected Council member may concur with him.  
51 Councilman Higginson challenged that a Council is in place that already made a  
52 decision, and there is no need to incur additional cost to postpone until a new

Council is in place. Councilman Higginson stated he would only agree to postpone discussion if no added cost and no construction delay were involved. Mr. Thacker stated he is confident that a delay would add to the cost of the project. Councilman Wright stated he has not seen a lot of support for the project from the citizens. He believes it is the community's desire to not move forward with the project. He feels the new Council should be allowed to consider the issue. Councilman Higginson disagreed, stating that he has personally contacted well over a hundred citizens who are grateful that the project is taking place. Councilman Higginson stated he is aware of the impact it will have on the residents in the immediate area, but he feels there are many residents who are pleased the project will ease the dangerous nature of the intersection. The Mayor stated that the direction to staff at this point is to move forward with the project. Councilwoman Lindstrom stated she would like clarification regarding the City's responsibility for covering cost overrides. Councilman Wright commented that if the three property owners decide not to settle, and UDOT moves forward with court action, the matter will naturally be postponed by the legal process. Mr. Thacker responded that court action would be initiated fairly soon since UDOT has already held off for a few weeks. Mayor Russell added that in an eminent domain action, UDOT would seek an order of immediate occupancy and the property could be obtained without much delay.

Councilman Wright stated his desire to put the issue back on the agenda for discussion. Councilman Averett responded that although he voted against the project, he does not want the City to go to additional expense with delays. Councilman Averett stated that the current elected Council made a decision, and although he does not agree with it, he feels it is the decision that needs to continue to go forward until possible different direction is given by a future Council. He stated he is not in favor of putting the issue back on the agenda. Staff will proceed with the current direction to move forward with the intersection project.

- Online business license renewal is expected to be operational by the end of November.
- Wasatch Choice Toolbox Training will be held on December 4, 2013 in Farmington. Mr. Thacker encouraged current and newly elected officials to participate.
- Union Pacific Railroad has submitted a license agreement to staff regarding the crossing at Lund Lane. Staff will review the document and report to the Council.
- One of the projects selected by the Council for the coming year is amending the Westside Plan. Cory Snyder, Community Development Director, has been working with the Planning Commission on a process and calendar, and intends to present them to the Council for review in January of 2014.

#### **MISCELLANEOUS**

Councilman Wright expressed a desire to learn more about UTA's plans for bus service along Main Street in Centerville. Steve Thacker responded that UTA is considering options that could speed up bus service along Main Street, such as fewer stops with park 'n ride locations and priority at intersections. Mayor Russell stated that no environmental study has been done. Councilman Averett asked if it would be possible for a UTA representative to attend a future Council meeting to answer questions and provide clarification. Mr. Thacker agreed to contact UTA.

**CLOSED MEETING**

At 8:38 p.m. Councilwoman Lindstrom made a **motion** to move to a closed meeting of the Council to discuss pending litigation. Councilman Averett seconded the motion, which passed by unanimous vote (4-0). In attendance at the closed meeting following a short break were: Ronald G. Russell, Mayor; Council members Averett, Higginson, Lindstrom, and Wright; Steve Thacker, City Manager; Blaine Lutz, Finance Director; Lisa Romney, City Attorney; and Katie Rust, Recording Secretary.

The Council returned to regular meeting at 8:55 p.m.

**ADJOURNMENT**

At 8:56 p.m. Councilman Higginson made a **motion** to adjourn the meeting. Councilwoman Lindstrom seconded the motion, which passed by unanimous vote (4-0).

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Marsha L. Morrow, City Recorder

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Date Approved

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Katie Rust, Recording Secretary